086.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,600 / 924,600
					USE VALUE:	924,600 / 924,600
					ASSESSED:	924,600 / 924,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENOCUR JONATHAN H
Owner 2:	LEJEUNE LOREEN E
Owner 3:	
Street 1:	62 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WENOCUR JONATHAN H -
Owner 2:	LEJEUNE LOREEN E -
Street 1:	62 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .344 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15000.000	315,600		609,000	924,600
Total Card	0.344	315,600		609,000	924,600
Total Parcel	0.344	315,600		609,000	924,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 652.97 /Parcel: 652.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54684

GIS Ref

GIS Ref

Insp Date 09/22/18

!7041!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	315,600	0	15,000.	609,000	924,600		Year end	12/23/2021
2021	101	FV	305,900	0	15,000.	609,000	914,900		Year End Roll	12/10/2020
2020	101	FV	305,900	0	15,000.	609,000	914,900	914,900	Year End Roll	12/18/2019
2019	101	FV	235,300	0	15,000.	600,300	835,600	835,600	Year End Roll	1/3/2019
2018	101	FV	234,900	0	15,000.	461,100	696,000	696,000	Year End Roll	12/20/2017
2017	101	FV	234,900	0	15,000.	435,000	669,900	669,900	Year End Roll	1/3/2017
2016	101	FV	234,900	0	15,000.	400,200	635,100	635,100	Year End	1/4/2016
2015	101	FV	229,000	0	15,000.	374,100	603,100	603,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:54:44

LAST REV

Date	Time
10/03/18	11:46:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LORENTE RODERIC	31000-235		12/29/1999	Family	1	No	No		
LORENTE RODERIC	15760-590		6/18/1999		338,000	No	No		
	15760-590		8/1/1984		119,000	No	No		Y

USER DEFINED

Prior Id # 1:	54684
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2012	905	Redo Kit	25,000					& 2ND FLR BATH
9/14/2001	654	Alterati	14,000	C				DEMO AND REBUILD A
11/16/1995	647	Porch	1,630	C				REPAIR PORCH 4X5

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	BS	Barbara S
1/9/2013	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	345	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
4/6/2000	Inspected	264	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.58	6									609,000						609,000	

Total AC/HA:	0.34435	Total SF/SM:	15000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 609,000	Spl Credit	Total: 609,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	10 - Parquet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	174.787
Other Features:	66498
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353823
Depreciation:	38213
Depreciated Total:	315610

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2016
General:	

RES BREAKDOWN

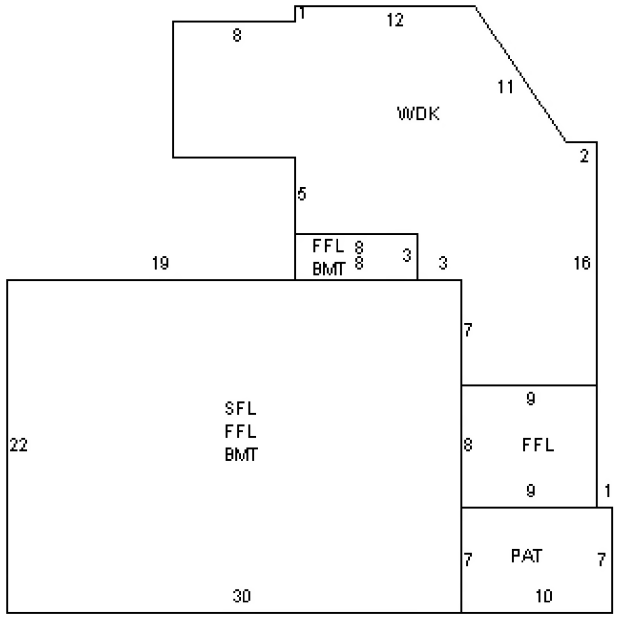
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.79
Special Features:	0	Val/Su Net:	121.57
Final Total:	315600	Val/Su SzAd	222.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	174.790	132,139
BMT	Basement	684	52.440	35,866
SFL	Second Floor	660	174.790	115,360
WDK	Deck	426	8.310	3,542
PAT	Patio	70	5.980	418

Net Sketched Area:	2,596			Total:	287,325
Size Ad	1416	Gross Area	2596	FinArea	1416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

086.0-0004-0007.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	